

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		WAVERLY ST, ARLINGTON

OWNERSHIP

Owner 1:	FEINBERG PAUL D--ETAL			
Owner 2:	FEINBERG SHARON B			
Owner 3:				
Street 1:	99 WAVERLEY ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 2057 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	420.000	Spl Credit		Total:	420.000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

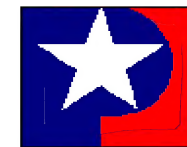
Total Card /

Total Parcel

731,800

731,800

731,800



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	105870	
	Prior Id # 2:		
	Prior Id # 3:		
7	Prior Id # 1:		
	Prior Id # 2:		
	Prior Id # 3:		
	Prior Id # 1:		
6	Prior Id # 2:		
	Prior Id # 3:		
	ASR Map:		
	Fact Dist:		
	Reval Dist:		
	Year:		
	LandReason:		
	BldReason:		
	CivilDistrict:		
	Ratio:		

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	MM	Mary M
12/15/2008	Measured	345	PATRIOT
1/6/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

Sign:

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	15	- Old Style
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BLUE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1922	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal:		% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1960	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	10X20	A	FR	1970	4.13	T	49	101			400			400

More: N Total Yard Items: 4,100 Total Special Features: Total: 4,100

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

DEPRECIATION

Phys Cond:	AG	- Avg-Good	26.4	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			26.4	%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	182.232
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418058
Depreciation:	110367
Depreciated Total:	307691

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6			BRs: 3			Baths: 1			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

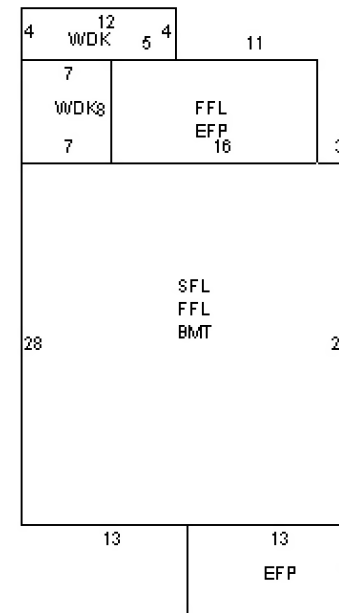
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	182.23	
Special Features:	0	Val/Su Net:	121.81	
Final Total:	307700	Val/Su SzAd	208.64	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	856	182.230	155,990
BMT	Basement	728	83.100	60,495
SFL	Second Floor	619	182.230	112,765
EFP	Enclos Porch	219	39.650	8,684
WDK	Deck	104	15.610	1,624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc.

